872 02/03 75.14- CHECK **WARRANTY DEED** BOOK 5706 PAGE 485

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,352.56

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 19 81

Notary Public

MY COMMISSION EXPIRES: October 17, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOAN HUNTER (NAME)	Owner (NAME)	72-6
1101 Porter Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	257
Nashville Tn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15DA 12125

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GARY L. NELSON, SR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOAN HUNTER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being a triangular strip out of the northeast corner of Lot No. 15 and all of Lot No. 16 except a triangular strip out of the southwest corner of the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, as of record in Book 332, page 44, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Maxey Avenue or Lane at the corner of Lots No. 16 & 17; thence with the line between said two lots, southerly 200 feet to the northerly margin of an alley; thence with said alley, westerly 44 feet to a point 6 feet east of the easterly line of Lot No. 15; thence northerly 200 feet, more or less, to the southerly margin of Maxey Avenue or Lane, at a point 6 feet west of the corner of Lots No. 15 & 16; thence with said Avenue or Lane, easterly 56 feet to the beginning.

Being the same property conveyed to Gary L. Nelson, Sr. by deed from Bert C. Ferguson and James Roger Ferguson, d/b/a Ferguson Shelby Lumber Company, of record in Book 5614, page 55, Register's Office for Davidson County, Tennessee.

Janice E. Nelson, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

This is unimproved ( ) improved (X) property, known as 1110 McGavock Pike, Nashville, Tennessee 37216 (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of January, 19 81

Gary L. Nelson Sr.
GARY L. NELSON, SR.

Janice E. Nelson
JANICE E. NELSON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Nelson, Sr. and Janice E. Nelson

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 29th day of January, 19 81

Commission Expires October 17, 1982 Notary Public.

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires Notary Public

WARRANTY DEED

FROM

TO

G 27817

IDENTIF. REFERENCE

FEB 3 8 39 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			26352.56- CO	
			68.64 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 75.14-	
7872A02/03/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 7 8 1 7

T
IDENTIF. REFERENCE

FEB 3 8 39 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 804832